



ZONING ADMINISTRATION REFERRAL

DATE: March 3, 2010

TO: Heidi Siebentritt, Department of Planning, Community Information & Outreach
Kate McConnell, Department of Planning, Community Information & Outreach

FROM: Andrew Willingham, Zoning Administration *AW*

THROUGH: Mark Stultz, Deputy Zoning Administrator

SUBJECT: CAPP-2010-0002 Milari Madison

ADDRESS: 40153 Janney Street, Waterford VA 20197

LCTM: /28/A/1/H//5/

MCPI: 304-46-4671

REVISED 1993 ZONING DISTRICTS:

2-600 Countryside Residential (CR-2)
6-1800 Waterford Historic District
4-2100 Waterford Village Conservation Overlay District

PROPOSED USE: CAPP for new construction of private dwelling in the Waterford Historic District.

The following items were reviewed as part of the CAPP application:

1. CAPP application, dated January 13, 2010
2. Statement of Justification
3. Proposed structure elevation/architectural plan dated February 16, 2010 (received 02/25/2010)
4. Survey plat dated February 26, 2008
5. Floor Plan
6. Photographs of existing structures within the Waterford Historic District

ZONING COMMENTS:

The following comments are based on the survey plat and architectural plan submitted by the applicant:

1. The subject property is zoned Countryside Residential-2 (CR-2) in accordance with Section 2-600 of the Revised 1993 Loudoun County Zoning Ordinance (Ordinance). With the property being served by onsite well and public sewer Section 2-609 (A) shall apply, which allows 25% maximum lot coverage. The elevation/architectural plan submitted with this application is showing a proposed covered porch. The proposed covered porch, as shown on the elevation/architectural plan, is not

being accounted for in the building footprint details on the survey plat or the floor plan submitted by the applicant. Additionally, footprint dimensions must be consistent on all submitted plan views related to the application. The applicant provided a floor plan in feet and inches and foot print on the survey plat in tenths of feet. In order to bring the application into conformance with the lot coverage requirements for the CR-2 zoning district, the building footprint will need to be revised accordingly. The lot coverage calculations, using both sets of dimensions and inclusive of the covered porch, are based on the following:

- a. CR-2 Maximum Lot Coverage: 25%
 - b. Property Square Footage (based on submitted survey plat): 10,422 sq. ft.
 - c. Permitted Lot Coverage: 2,605 sq. ft.
 - d. Floor Plan (feet and inches): $(45'3'' \times 30' = 1,357.5) + (44'9'' \times 9' = 402.75) + (22' \times 15'8'' = 344.74) + (36' \times 15'9'' = 567) = 2671.99$ sq. ft.; Proposed structure exceeds lot coverage requirement by 66.99 sq. ft.
 - e. Survey Plat Footprint (tenths of feet): $(45.3 \times 39 = 1,766.7) + (30 \times 15.9 = 477) + (22 \times 15.8 = 347.6) + (15.9 \times 6 = 95.4) = 2686.7$ sq. ft.; Proposed structure exceeds lot coverage requirement by 81.7 sq. ft.
2. Due to inconsistencies between the elevation/architectural plan, survey plat and the floor plan, staff is unable to determine compliance with Section 2-609 (A) of the Ordinance.
 3. The property is served by public sewer and private well, and therefore will be subject to the yard requirements of Section 2-606 (C) of the Ordinance. In addition, the property is subject to the regulations of the Village Conservation Overlay District of Section 4-2100 of the Ordinance. The required yards for the subject property are as follows based on the regulations of section 2-606 (C), 4-2104 (A) (1) and available County data:
 - a. Front: 8' (based on the requirement of 4-2104 (A) (1) and available County data)
 - b. Sides: 9'
 - c. Rear: 25'
 4. The survey plat submitted shows the proposed building location encroaching into both the required front and side yards as stated above. Staff recognizes in accordance with Section 6-1805, "The Zoning Administrator shall grant modifications of minimum yard and setback standards for buildings and structures in County designated Historic Districts upon finding by the Historic District Review Committee that the proposed setback is consistent with the existing streetscape and adopted guidelines for the historic district in which the proposed building or structure is located, unless such modification of setback standards violates sight distance regulations set out in Section 5-300 and of the Virginia Department of Transportation." In this event, zoning staff will recognize modified yards as proposed by the Historic District Review Committee upon approval by the Zoning Administrator.
 5. If the application is approved by the Historic District Review Committee, the applicant must obtain all necessary zoning/building permits for proposed building in accordance with Section 6-1000 of the Ordinance.